



Draft Summary and Next Steps

10/27/09 Lloyd Green District Work Group Meeting

Vision, Goals, Objectives, Metrics/Baseline Review

Attendees: Jeff Blosser, Brad Carbone, Warren Fish, Steve Faulstick, Lisa Miles, Peter Hurley, John Sorenson, Owen Ronchelli, Vinh Mason, Justin Zuelner, Jim Johnson, Peter Murchie, Irene Bowers, Rick Williams, Naomi Cole, Wade Lange, Elin Shepard, Tim Miller, Corie Harlan, Julia Babcock and Ayla Abbott.

Next Steps:

1. *Work Group members to send edits to language with feedback by Nov 5th*
2. *New version sent to Work Group Nov 9th*
3. *Draft Projects Document sent to Work Group by Nov 3rd for review and input*
4. *Next Work Group meeting week of Nov 16th (look for Doodle invite)*
5. *Next full Team meeting planned for early/mid December*

Meeting Summary:

Meeting Purpose

Purpose of meeting is to review draft vision, principles, goals, baseline and metrics. This product is based on ideas and direction from previous meetings of the Work Group. Next team meeting will hopefully affirm consensus on final goals/metrics and then focus on the prioritized list of projects. Vinh will talk about metrics and baseline and Naomi will provide briefing on EcoDistricts.

Vision and Principles are aspirational. The implementation objectives and strategies are focused on near and medium term outcomes.

Owen: The aspirational vision and goals are meant to stand the test of time

Baseline/Metrics General

Vinh: Narrative to explain methodology is important to have on hand to be able to look at partners and where data is stored. There are pieces missing from BES and property owners. The core property owners list is not diminutive can add small-mid-size property owners. Current list includes those that signed forms to allow access to data. Can always adapt metrics if goals change. Should we use the major property owners data to generalize about the baseline of the district? Is that not exact enough? We used easily accessible data. The transportation metrics are broader than the 7 core property owners. Every 3 years Metro/Lloyd TMA updates data

Owen: Please inform us of any ideas about additional data or ideas about broadening metrics from core, right now probably not precise enough

Irene: Benefits to more people involved, will create more exposure to plan to improve marketing and more property owner buy in

Justin: Speaking from the perspective of meeting LEED standards, all buildings function very differently



Hurley: Mall is an important component, only 20% of traffic work trips. Metrics should account for retail piece to provide fuller picture.

Tim Miller: We should produce a map of the Lloyd Green District Team members?

Group Direction: more properties be included in the baseline – BPA, Lloyd Center, Residential (Cornerstone Apartments, Caloraga), Tourism (Red lion, Crown Plaza, La Quinta); create map of Team member properties along with map of properties included in baseline for comparison.

Vision

Tim: Comment about being premier N. American model, shouldn't goal be above and beyond city climate change standards, how about being the first to achieve?

Irene: Recently visited Olympic Village in Vancouver, BC and not sure we went to say premier in N America they are ahead of us

PM: I think we can still distinguish ourselves because we do not have one property owner as they did in BC and will still be the premier model for bringing multiple stakeholders together

Group Direction: agreed to change vision to start with 'First to achieve....'

Carbon and Transportation

With carbon-take on city's long-term goals, reduce vmt's add ev hookups, manage goals incrementally. As you can see from the graphic, Portland still gets 45% of its energy from coal

Wade: Part of the infrastructure is powered by PGE (public right of way – Max and street lights eg)

Hurley: Valuable to have short-term goals especially since there is data out now saying that carbon saved now is worth more than carbon saved in 10 years. A reduction of VMT by 5% is very aggressive. New City Climate Action Plan has goal to reduce transport GHG emissions 10% by 2015. A 2% per year VMT reduction would be more realistic.

Rick: Look at mall and blazers numbers and 5% is very aggressive. Should codify city's goals and correlate strategies

Hurley: Baselines are 1990 and 2008 in Climate Action Plan, transportation goals 2008 not 1990

Vinh: Right now separate work and non-work commute data do not exist

Rick: a long-term tracking method would need to be developed for non work trips

PM: Assuming team will broaden beyond work trips



Zuelner: I don't necessarily agree with the idea of offsets but may not be realistic to reduce significant amount of blazer trips, could we create program that would allow fans to purchase offsets?

PM: I think this is a great discussion that may not need to be fully developed at this stage. Could look at offsets to achieve goals, credit markets are growing

Group Direction: baseline/metrics should break up how much green power people purchase and have specific estimate on source power mix for Pacific Power (not region as a whole); use City's objectives for transportation reductions; create non-work/all trips transportation metric; create comparable 1990 Lloyd baseline for transportation.

Water

Goals derived from Crossing work (mimicking predevelopment situation), pervious areas, more stormwater treatment onsite and moving closer to what the natural water systems were before development, goal to divert from municipal stormwater system. Long-term goal for water use/conservation needed also district wide management plan for stormwater, green street demonstration corridor public/private system thoughts?

Comments: Diversion could be conflict for city, loss of revenue if all stormwater diverted by 2050 and if not using water (greywater substitutes) city is hit twice

Good place to start conversation with city, pilot a good place to be for that dialogue, how do relationships change with city important question

Irene: Is there a baseline for soil profiles? If district sitting on clay will not work

Irene: Vancouver, BC has a convention center with net zero energy and stormwater, grey and blackwater treatment 100% on site also use desalinization plant for potable water, so there are models and systems out there

Group Direction: more clearly define vision; seek information on soil profile

Habitat

Restore ecosystem services that restore habitat not just greenery but support for all systems

Vinh: Metro performs a baseline for green space every two years captures almost all trees and vegetation including canopies

Corie: Also, look at downstream affects put in metrics around water quality related to vegetation and include a watershed action plan: example Tryon Creek

Waste

Hurley: magnitude of construction waste is high, esp. with large undeveloped areas in Lloyd, there are definitely cost-effective construction waste reduction techniques available

Wade: The city tracks construction waste



Owen: What policies are out there now? Then how to improve

Faulstick: tracking reduction, not necessary to now what have now

Group Direction: Get measure of how much food waste total and how much in City's program (i.e. diverted to compost program); Get Lloyd Center Mall food waste information; include Doubletree food waste information (180 tons); include construction waste metric/baseline and goals.

Economic

PM: Economic section can use some improvement from all of you.

Rick: Daniel Deutsch has good mission statement to look at

Irene: Could work with PDC economic development staff

Blosser: Is there a housing component?

Faulstick: Also add language about tourism

Wade: Do we have a standard definition of green jobs?

PM: that is a good group task on how to define.

Vinh: PDC has funding for green jobs must have definition add property survey

Zuelner: all job important, especially if they provide a living wage

Group Direction: revise vision based on Left Bank mission statement and input from PDCI EcDev staff; look at specific housing and tourism language changes; define green jobs; change language to prioritize more living wage jobs (not just green jobs).

Social

PM: Social aspect business and community incorporating 20 minute neighborhood concept

Tim Miller: metrics around community engagement, is social capital measurable?

Vinh: qualitative assessment most accurate for that. S. Waterfront performs well in quantitative measure but when someone provides qualitative assessment important details.

Faulstick: living wage jobs and all socioeconomic categories should be included to get off corporate mindset reaching out to all members of the community with this plan is important, opportunities with central city concern



Zuelner: Should look at the diversity of people who live here since there is a diverse residential component. Can the people who work here afford to live here?

Rick: PDC did a live/work study on S Waterfront, survey of existing residents, high enough statistical analysis than easy to do long-term because of base

Group Direction: change shared principle to include equity and livability

Ecodistricts

Naomi: Portland Sustainability Initiative private/public leadership

Portland has done well in developing green building strategies working on neighborhood-level now which led to ecodistricts-PSI's key charge

Multiple stakeholders with shared investments, ecodistrict visions and goals to inform future work. The summit got together technical experts. There are 5 pilot districts. POSI working on base level planning, the timeline for implementation is long, 50+ members on technical advisory committee (TAC), also mayor advisory committee, Gwen represents Lloyd, Owen on TAC, testbed for innovation, there are tested tools and technologies around the world, POSi is working on white paper for financing and governance piece and on how to breathe and track baseline data. Overall creating high level principles and objectives with tailored strategies for each district's needs.

Zuelner: Is there concern about POSI being spread to 5 different districts?

Naomi: Absolutely, developing work plan and working with city for resources. Right now POSI instigator convener and providing help to create partnerships. PSU and Lloyd first focus because of the progress that has been made, figure out role and transition

PM: 1st phase ends with signing of DOC, along with the Lloyd partners, PSI, PDC, and the City will have commitments in document.

Vinh: Solar American City grant extended could be used for feasibility study, hydronic district energy

Naomi: There is a pool of academic resources, also smart grid funding may be available

General Comments:

Elin: Main concern the maintenance and monitoring of data collection, do we have a long-term plan for this?

PM: The metrics have been reduced with that in mind but definitely someone has to own and manage data. Hopefully get to a point where mostly compiling from known sources .

Group Direction: approval of structure what it means to manage goals/metrics, perhaps annual monitoring; ok to share draft goals/metrics with EcoDistricts TAC.